118.0	0002	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	571,300 /	571,300
					USE VALUE:	571,300 /	571,300
					ASSESSED:	571,300 /	571,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HENRY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHERCHAN BIKRAM	
Owner 2:	SHERCHAN CHANDANI	
Owner 3:		
Street 1:	9 HENRY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	TATIAN KATHERINE Y -
Owner 2:	-
Street 1:	9 HENRY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,095 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Aluminum Exterior and 1176 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5095.000	170,300		401,000	571,300
Total Card	0.117	170,300		401,000	571,300
Total Parcel	0.117	170,300		401,000	571,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.60 | /Parcel: 485.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	75974
GIS Ref	
GIS Ref	
Insp Date	12/13/08

!9154!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	170,300	0	5,095.	401,000	571,300	571,300	Year End Roll	12/18/2019
2019	101	FV	157,300	0	5,095.	395,300	552,600	552,600	Year End Roll	1/3/2019
2018	101	FV	157,300	0	5,095.	303,600	460,900	460,900	Year End Roll	12/20/2017
2017	101	FV	157,300	0	5,095.	286,400	443,700	443,700	Year End Roll	1/3/2017
2016	101	FV	157,300	0	5,095.	263,500	420,800	420,800	Year End	1/4/2016
2015	101	FV	145,900	0	5,095.	246,300	392,200	392,200	Year End Roll	12/11/2014
2014	101	FV	145,900	0	5,095.	226,800	372,700	372,700	Year End Roll	12/16/2013
2013	101	FV	145,900	0	5,095.	226,800	372,700	372,700		12/13/2012

PRINT

Date	Time
12/10/20	23:39:52

LAST REV

Date	Time
09/06/18	19:12:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9154

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TATIAN KATHERIN	51594-118		8/20/2008		325,000	No	No		
	11156-374		7/6/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	728	Solar Pa	3,600					
4/20/2016	480	Re-Roof	4,600					reroof
5/6/2015	460	Solar Pa	27,500					
8/9/2011	832	Add Bath	5,200					ADD FBATH ON LAUND
2/23/1996	40	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
4/18/2012	Info Fm Prmt	BR	B Rossignol
12/13/2008	Meas/Inspect	197	PATRIOT
6/6/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5095		Sq. Ft.	Site		0	70.	1.12	6									400,996						401,000	

Total AC/HA:	0.11697	Total SF/SM:	5095	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	400,996	Spl Credit		Total:	401,000				

USER DEFINED

Prior Id # 1:	75974
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	81235
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246829
Depreciation:	76517
Depreciated Total:	170312

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

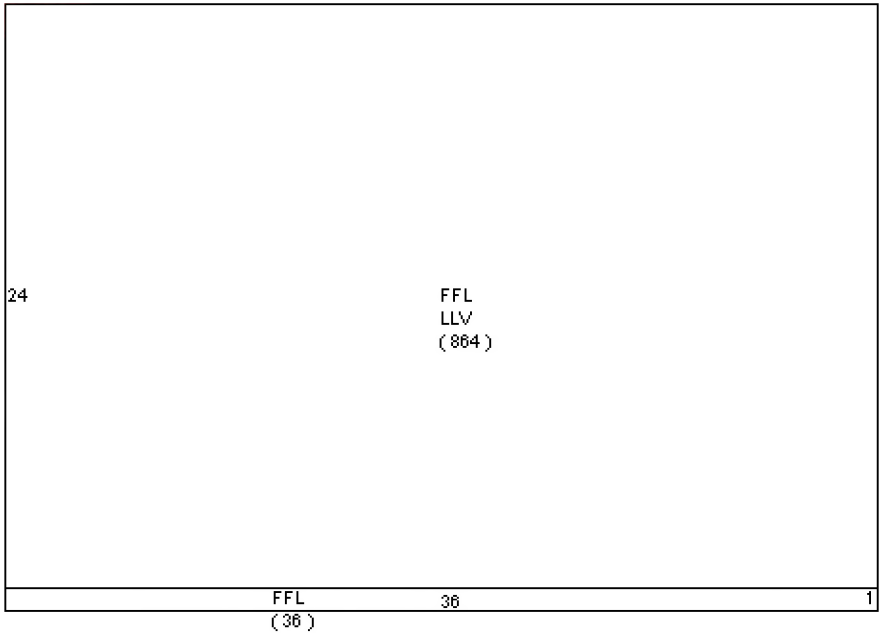
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.95
Special Features:	0	Val/Su Net:	107.04
Final Total:	170300	Val/Su SzAd	189.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	126.950	114,259
LLV	Lower Level	691	74.270	51,334

Net Sketched Area:	1,591		Total:	165,593	
Size Ad	900	Gross Are	1764	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	80	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	